



The Ashley House Group

# Modern Methods of Construction

## A different approach

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# Presentation contents

- Introduction
- History of Modular
- Different approach to Construction
- Types of MME
- The Ashley House Investment
- Advantages over Traditional
- Quality Control and Regulations
- Industries we serve
- Projects
  - Classrooms for St Jude's Junior School, Egham
  - 8 'Husk' bungalows in Stanley, Co. Durham
  - 6 shared accommodation dwellings, Banbury
  - 40 extra care apartments in, Aberdare
- The future
- Thanks



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# Introduction

- Doctors' Surgeries to Extra Care Housing
- AH investing in Modular Construction
- Then a Joint Venture with Morgan Sindall
- MMC addresses the Housing shortage
- 300,000 homes pa and a £40bn market
- Modular construction is not the Panacea but...
- It is a part of the solution,  
a different approach,  
a concept which has been around  
for a very long time



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# History of Modular

- Henry Manning 1837 to 1853 – hundreds shipped to Australia
- 1854 Brunel's response to Nurse Nightingale in the Crimea
- Brodie's Liverpool – pre-fab housing, a tunnel and a football net
- WW2 – huts and hangars
- The 1950s, 70 years on



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# Different approach to Construction

- A crane's lifting capacity is now 100 tons
- Although module size limited by transportation
- Custom built buildings, any height, any width
- From Queen Mary 2 to Houseboats
- Spot the difference – 60 years guaranteed



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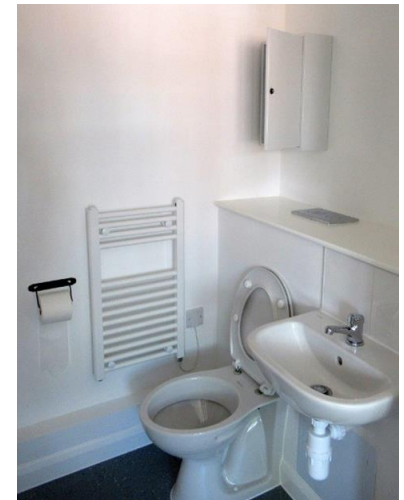
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# Types of MME

- Volumetric, 3D structural units from the factory
- Fitted out modules with kitchens and bathrooms
- Frame and Infill
- Flat panel systems
- Pre-fab pods
- Hybrid



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# The Ashley House Investment

- A 7,500m<sup>2</sup> factory on an eight acre site in Newtown, Powys
- One shift, one line = 250 modules per annum
- All types of housing, classrooms, hotels and retail
- Turnkey solution, from design to fully commissioned
- Volumetric system with Structural Insulated Panels (SIPs)
- Excellent thermal performance
- Suitable external aesthetics



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# Advantages over Traditional

- Speed of construction, simultaneous site works
- No dependence on weather and its adverse effects
- Design efficiency and repeat ordering of materials
- Responsive to change, adding to or disassembling
- Strictly regulated quality control with the need to transport
- High air quality, dry materials, low moisture levels
- Minimal disruption on build site



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# Quality Control and Regulations



- Housing delivered to Code 2015 L1A Elemental Values
- Repairs, Maintenance, Energy and Heating costs low
- 60 year Council of Mortgage Lenders (CML) accreditation
- LA Building Control and Premier Guarantee Structural Warranty
- ISO 9001 and 14001 accreditation for AH and F1M



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# Industries we serve

avis budget group

Nationwide

vodafone

KIER

BOC



Network Rail



ScottishPower

amec

TESCO

Balfour Beatty

CAPITA SYMONDS

Elliott  
The Major Force in Building Systems

webuyanycar.com  
The UK's favourite car buying service

orange



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# PROJECTS: A replacement teaching facility at St Jude's Junior School, Egham



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# PROJECTS: 8 'Husk' bungalows in Stanley, Co. Durham



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# PROJECTS: 6 shared accommodation dwellings, Banbury



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# PROJECTS: 40 extra care apartments in Aberdare



<https://www.youtube.com/watch?v=0PazOIUtbb8&feature=youtu.be>



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# The Future

- External Grant or Equity Investment
- Local Factory on Council-owned land
- Local Labour and links to Colleges for Apprentices
- One-stop shop Joint Venture potential
- Certainty of demand, Continuous supply 250-500 units pa
- Tackling the Homelessness agenda



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# Thank you for listening



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